

**PB# 87-37**

**Grove Homes  
(Never Materialized)**

**71-1-31.1 & 65-2-9**

GROVE HOMES 87-37

PROPOSED TOWN HOUSES OLD WIND RD

*Never Materialized*

# General Receipt

## 8960

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Zimmerman Engineering May 22 1987  
\$ 25.00

Twenty-five and 00/100 DOLLARS

For Application Fee - Planning Board #87-37

DISTRIBUTION

FUND	CODE	AMOUNT

By Pauline J. Townsend  
Town Clerk  
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. **NWT 12-87 M**

### COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,  
 Section 239, Paragraphs 1, m & n, of the  
 General Municipal Law)

Application of Grove Homes, Inc.  
 for a Site Plan - Old Windsor Dr.

County Action: Local Determination

#### LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
 within 7 days of local action.

*cc planning*



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

FB-87-76

87-25

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

GROVE HOMES SUBDIVISION

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 18 August 19 87.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Because of the use of tanker truck vehicles to transport water in a fire emergency, it is recommended that the Cul-De-Sac's be a minimum of 55 foot radius or 110 feet in diameter.

SIGNED: Richard J. Talley  
CHAIRMAN



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

GROVE HOMES, INC.

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 16 June 1987.

☐ The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

No rear access to the property or buildings.

The roadway does not meet town specifications of 34 feet.

No fire hydrant.

Fire hydrant needed at the cul-de-sac, and water main line must be looped.

Cul-de-sac does not meet the 110 foot radius.

SIGNED: Richard J. Rotaling

CHAIRMAN



Louis Heimbeck  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by THINK A WINDSOR PLANNING BO. D P & D Reference No. SPAT 12-87116  
County I.D. No. 71 1 1 1 31.1

Applicant GRAVE HOMES, INC.

Proposed Action: SITE PLAN 5 TOWNHOUSE LOTS - OLD WINDSOR DR.

State, County, Inter-Municipal Basis for 239 Review WITHIN 500' OF NYS 32

County Effects: \_\_\_\_\_

OVERALL SITE AREA COMPLIES WITH ZONING REQUIREMENTS. LOTS 2, 3 AND 4 ARE LESS THAN MINIMUM LOT AREA (7,000 SQ) / SF UNIT

Related Reviews and Permits \_\_\_\_\_

County Action: ✓ Local Determination \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MAY 26, 1987  
Date

Peter Garrison  
Commissioner

☐ Postcard Returned  
Date \_\_\_\_\_

87-37

CRUVE HOMES

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by

Zimmerman Eng. for the building or subdivision of

Town Houses CRUVE HOMES, Inc has been

reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynnan D. Masten  
SANITARY SUPERINTENDENT

5/26/87  
DATE

87-37

Crove

BUILDING INSPECTOR, P.B. ENGINEER,  
~~WATER~~ SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

Zimmerman Eng. for the building or subdivision of

Crove Home has been

reviewed by me and is approved ☒ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

~~If disapproved, please list reason.~~

water is available in this area.  
Contact water dept. for location.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John D. D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, ~~REVIEW~~ REVIEW FORM:

87-37  
CROVE HOMES

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Grove Homes as submitted by  
Zimmerman for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved Yes,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Fred J. J. [Signature]  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

6/2/87  
DATE

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

## APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Proposed Townhouses for Grove Homes, Inc.
2. Name of applicant Grove Homes, Inc. Phone 496-3654  
Address P.O. Box 188, Woodcock Mountain Road, Washingtonville, N.Y. 10992  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Grove Homes Inc. Phone \_\_\_\_\_  
Address P.O. Box 188, Woodcock Mountain Road, Washingtonville, N.Y. 10992  
(Street No. & Name) (Post Office) (State) (Zip Code)  
Zimmerman Engineering & Surveying, Inc.  
188 P.O. Box 188  
Washingtonville, N.Y. 10992  
Phone 496-3654
4. Name of person preparing plan Gerald Zimmerman Phone 496-3654  
Address Route 17M, Harriman, N.Y. 10926  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Mr. Schechtman Phone 565-5252  
Address Grand Street, Newburgh, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the easterly side of Old Windsor Drive  
(Street)  
725 feet westerly (direction)  
of Forge Hill Road  
(Street)
7. Acreage of parcel 37,258 s.f. or 0.86 acres
8. Zoning district R-5 Multiple Family Residential
9. Tax map designation: Section 71 Block 1 Lot(s) 31.1  
65 2 9
10. This application is for the use and construction of 5 townhouse dwelling units
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case No. and Name \_\_\_\_\_
12. List all contiguous holdings in the same ownership  
Section None Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

FOR OFFICE USE ONLY:

Schedule \_\_\_\_\_

Column \_\_\_\_\_

Other \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

20th day of May, 1987

Leald Zimm  
Applicant's Signature

(Agent for Applicant)  
Title

Jamie Lynn Post (Johnson)  
Notary Public  
Notary Public, State of New York  
No. 4881698  
Qualified in Orange County

OWNER'S ENDORSEMENT

(Completion of this section is required if applicable)

COUNTY OF ORANGE }  
STATE OF NEW YORK } SS.:

\_\_\_\_\_ being duly sworn, deposes and says that he resides  
\_\_\_\_\_ in the  
(Owner's Address)  
county of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_ of the \_\_\_\_\_  
(Official Title)  
Corporation which is the owner in fee) of the premises described in the foregoing application  
and that he has authorized \_\_\_\_\_ to make the fore-  
going application for special use approval as described herein.

Sworn before me this.

20th day of May, 1987

\_\_\_\_\_  
(Owner's Signature)

Jamie Lynn Post (Johnson)  
Notary Public

(This is a two-sided form)

PLANNING BOARD  
TOWN OF NEW WINDSOR  
55 UNION AVENUE  
NEW WINDSOR, NY 12550

Date Received \_\_\_\_\_  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid \_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**Date: May 20, 1987

1. Name of subdivision Proposed Townhouses for Grove Homes Inc.
2. Name of applicant Grove Homes, Inc. Phone 496-3654  
Address P.O. Box 188, Woodcock Mountain Road, Washingtonville, N.Y. 10992  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Grove Homes Inc. Phone 496-3654  
Address P.O. Box 188, Woodcock Mountain Road, Washingtonville, N.Y. 10992  
(Street No. & Name) (Post Office) (State) (Zip Code)  
Zimmerman Engineering & Surveying, P.C.
4. Land Surveyor Gerald Zimmerman Phone 782-7976  
Address Route 17M, Harriman, N.Y. 10926  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Mr. Schechtman Phone 565-5252  
Address Grand Street, Newburgh, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the easterly side of Old Windsor Drive  
(Street)  
725 feet westerly of Forge Hill Road  
(direction)
7. Total Acreage 37,258 s.f./0.86 ac Zone R-5 Number of Lots 5
8. Tax map designation: Section 71 - B1 31.1  
65 - B2 Lot(s) 9
9. Has this property, or any portion of the property, previously been subdivided No  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_
10. Has the Zoning Board of Appeals granted any variance concerning this property No  
If yes, list case No. and Name \_\_\_\_\_

list all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of \_\_\_\_\_ and \_\_\_\_\_ were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ORANGE : SS.:

I, *Ronald [Signature]* (Agent for Applicant), hereby depose and say that the above statements and the statements contained in the papers submitted herewith are true.

\_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

WORN to before me this

*20th* day of *May*, 19*87*

*Wanda Lynn Post (Johnson)*  
NOTARY PUBLIC

WANDA LYNN POST  
Notary Public, State of New York  
No. 420422  
Qualified in Orange County  
Commission Expires 8/31/89

APPENDIX A  
EAF  
ENVIRONMENTAL ASSESSMENT - PART I

Project Information

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire Data Sheet. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete PARTS 2 and 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF PROJECT:

Proposed Townhouses for

Grove Homes, Inc.

ADDRESS AND NAME OF APPLICANT:

Grove Homes Inc.

(Name)

P.O. Box 188 - Woodcock Mountain Rd.

(Street)

Washingtonville, N.Y. 10992

(P.O.)

(State)

(Zip)

NAME AND ADDRESS OF OWNER (If Different)

(Name)

(Street)

(P.O.)

(State)

(Zip)

BUSINESS PHONE:

496-3654

DESCRIPTION OF PROJECT: (Briefly describe type of project or action) Addition to existing  
townhouse development - 5 dwelling units on .8± acres

(PLEASE COMPLETE EACH QUESTION - Indicate N.A. if not applicable)

**A. SITE DESCRIPTION**

(Physical setting of overall project, both developed and undeveloped areas)

1. General character of the land: Generally uniform slope X Generally uneven and rolling or irregular
2. Present land use: Urban \_\_\_\_\_, Industrial \_\_\_\_\_, Commercial \_\_\_\_\_, Suburban X, Rural \_\_\_\_\_, Forest \_\_\_\_\_, Agriculture \_\_\_\_\_, Other \_\_\_\_\_
3. Total acreage of project area: .8± acres.

Approximate acreage:      Presently      After Completion

Meadow or Brushland      .8 acres      .4 acres

Forested      \_\_\_\_\_ acres      \_\_\_\_\_ acres

Agricultural      \_\_\_\_\_ acres      \_\_\_\_\_ acres

Wetland (Freshwater or  
Tidal as per Articles  
24, 25 or F.C.L.)      \_\_\_\_\_ acres      \_\_\_\_\_ acres

Water Surface Area      \_\_\_\_\_ acres      \_\_\_\_\_ acres

Unvegetated (rock,  
earth or fill)      \_\_\_\_\_ acres      \_\_\_\_\_ acres

Roads, buildings  
and other paved  
surfaces      \_\_\_\_\_ acres      \_\_\_\_\_ acres

Other (indicate type)      \_\_\_\_\_ acres      \_\_\_\_\_ acres

4. What is predominant soil type(s) on project site? gravelly loamy sand
5. a. Are there bedrock outcroppings on project site? \_\_\_\_\_ Yes X No
- b. What is depth to bedrock? 5+ (In feet)

9/1/78

6. Approximate percentage of proposed project site with slopes: 0-10% 80 %; 10-15% 10 %; 15% or greater 10 %.
7. Is project contiguous to, or contain a building or site listed on the National Register of Historic Places? Yes X No
8. What is the depth to the water table? 6 feet
9. Do hunting or fishing opportunities presently exist in the project area? Yes X No
10. Does project site contain any species of plant or animal life that is identified as threatened or endangered - Yes X No, according to - Identify each species \_\_\_\_\_
11. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, other geological formations - Yes X No. (Describe \_\_\_\_\_)
12. Is the project site presently used by the community or neighborhood as an open space or recreation area - Yes X No.
13. Does the present site offer or include scenic views or vistas known to be important to the community? Yes X No
14. Streams within or contiguous to project area:
- a. Name of stream and name of river to which it is tributary N/A
15. Lakes, Ponds, Wetland areas within or contiguous to project area:
- a. Name N/A; b. Size (in acres) \_\_\_\_\_
16. What is the dominant land use and zoning classification within a 1/4 mile radius of the project (e.g. single family residential, R-2) and the scale of development (e.g. 2 story). Multiple Family Residential, R-5, Townhouses and Apartments - 2 story.

#### B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned by project sponsor N/A acres.
- b. Project acreage developed: .8 acres initially; .4 acres ultimately.
- c. Project acreage to remain undeveloped .4.
- d. Length of project, in miles: N/A (if appropriate)
- e. If project is an expansion of existing, indicate percent of expansion proposed: building square footage N/A; developed acreage \_\_\_\_\_.
- f. Number of off-street parking spaces existing 0; proposed 10.
- g. Maximum vehicular trips generated per hour 10 (upon completion of project)
- h. If residential: Number and type of housing units:
- |          | One Family | Two Family | Multiple Family | Condominium |
|----------|------------|------------|-----------------|-------------|
| Initial  | <u>0</u>   | _____      | _____           | _____       |
| Ultimate | <u>5</u>   | _____      | _____           | _____       |
- i. If:
- |            | Orientation<br>Neighborhood-City-Regional | Estimated Employment |
|------------|---|----------------------|
| Commercial | <u>N/A</u>                                | _____                |
| Industrial | _____                                     | _____                |
- j. Total height of tallest proposed structure 35 feet.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site - 0 tons  
0 cubic yards.
3. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site - .4 acres.
4. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
5. Are there any plans for re-vegetation to replace that removed during construction? X Yes No
6. If single phase project: Anticipated period of construction 6 months, (including demolition).
7. If multi-phased project: a. Total number of phases anticipated No.  
b. Anticipated date of commencement phase 1 month year (including demolition)  
c. Approximate completion date final phase month year.  
d. Is phase 1 financially dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes X No
9. Number of jobs generated: during construction 20; after project is complete 0.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? Yes X No. If yes, explain:  
\_\_\_\_\_
12. a. Is surface or subsurface liquid waste disposal involved? X Yes No.  
b. If yes, indicate type of waste (sewage, industrial, etc.) Sewage  
c. If surface disposal name of stream into which effluent will be discharged N/A
13. Will surface area of existing lakes, ponds, streams, bays or other surface waterways be increased or decreased by proposal? Yes X No.
14. Is project or any portion of project located in the 100 year flood plain? Yes X No
15. a. Does project involve disposal of solid waste? X Yes No  
b. If yes, will an existing solid waste disposal facility be used? X Yes No  
c. If yes, give name: S.D. #10; location Town of New Windsor  
d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes X No
16. Will project use herbicides or pesticides? Yes X No
17. Will project routinely produce odors (more than one hour per day)? Yes X No
18. Will project produce operating noise exceeding the local ambience noise levels? Yes X No
19. Will project result in an increase in energy use? X Yes No. If yes, indicate type(s) electric - gas - oil
20. If water supply is from wells indicate pumping capacity N/A gals/minute.
21. Total anticipated water usage per day 2000 gals/day.
22. Zoning: a. What is dominant zoning classification of site? Multiple Family Residential  
b. Current specific zoning classification of site Same  
c. Is proposed use consistent with present zoning? Yes  
d. If no, indicate desired zoning \_\_\_\_\_



26. Approvals: a. Is any Federal permit required? Yes X No  
 b. Does project involve State or Federal funding or financing? Yes X No  
 c. Local and Regional approvals:

	Approval Required (Yes, No)	Approval Required (Type)	Submittal (Date)	Approval (Date)
City, Town, Village Board	<u>No</u>			
City, Town, Village Planning Board	<u>Yes</u>	<u>Subdivision</u>		
City, Town, Zoning Board	<u>No</u>			
City, County Health Department	<u>No</u>			
Other local agencies	<u>No</u>			
Other regional agencies	<u>No</u>			
State Agencies	<u>No</u>			
Federal Agencies	<u>No</u>			

### C. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

PREPARER'S SIGNATURE: [Signature]

TITLE:

Project Engineer

REPRESENTING:

Zimmerman Engineering & Surveying, P.C.

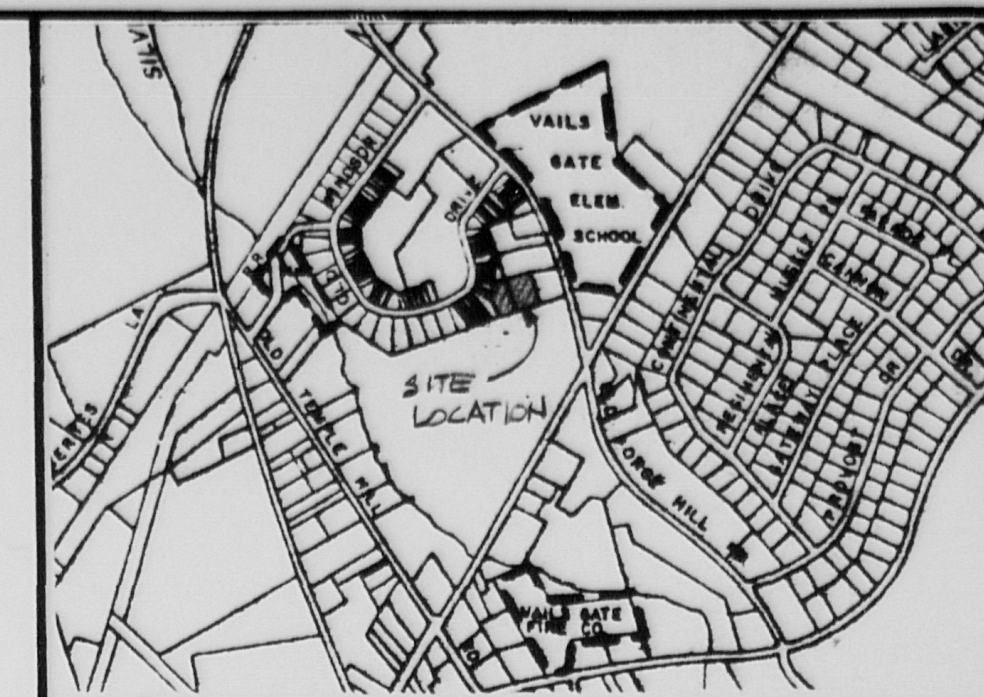
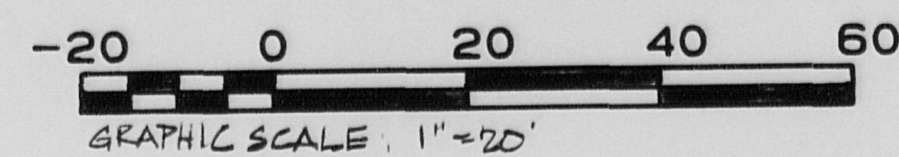
DATE:

May 20, 1987



Diagram illustrating various utility lines and their labels:

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED CONTOUR (labeled 322)
- PROPOSED FORCE MAIN
- PROP. GRAVITY SEWER LATERAL
- PROP. WATER LINE



VICINITY MAP SCALE: 1"=1,000'

DISTRICT: R-5

MIN. LOT AREA = 7,000 S.F./UNIT

MIN. LOT WIDTH = 20'

MIN. FRONT YD. = 30'

MIN. SIDE YD. = NONE/35' (IF PROVIDED)

MIN. REAR YD. = 100'

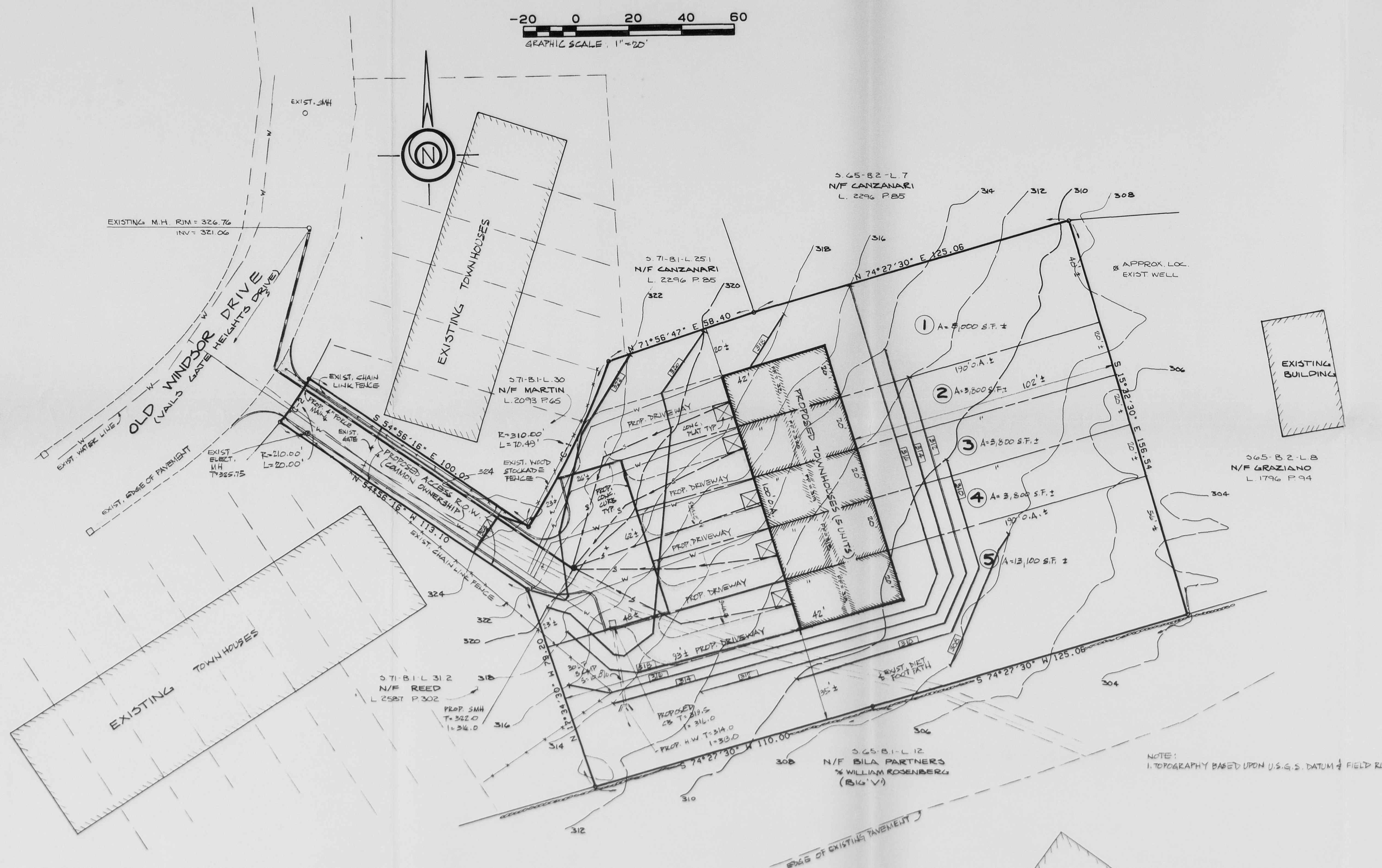
SECTION: 65	71
BLOCK: 2	1
LOT: 9	31.1

L. 2569  
P. 192

GROVE HOMES INC.  
P.O. BOX 188 WOODCOCK MTN. RD.  
WASHINGTONVILLE, N.Y. 10992

37,258 S.F. OR .855 ACRES

OLD WINDSOR ESTATES SUBDIVISION - F.M. #2172 - FILED  
DEC. 3, 1965



NOTE:  
1. TOPOGRAPHY BASED UPON U.S.G.S. DATUM  $\frac{1}{2}$  FIELD RUN

EXISTING RETAIL STORE  
(SHOPRITE)



I HEREBY CERTIFY TO GROVE HOMES, INC. THAT THIS MAP  
SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY  
COMPLETED ON APR. 30, 1987

GERALD ZIMMERMAN P.L.S. LTB NO. 49410  
P.E. " " 47391

SHEET 1 OF 1	PROPOSED TOWNHOUSES FOR GROVE HOMES INC. (OLD WINDSOR RD.)		
REVISIONS	SCALE: 1" = 20'	JOB NO 87-25	DRAWN BY: J.F.
	DATE: 5-5-87		
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK			
ZIMMERMAN ENGINEERING & SURVEYING, P.C. RT. 17M HARRIMAN, N.Y.			